



**MEMORANDUM
OFFICE OF THE COUNTY MANAGER**

Agenda Item No. 11(A)(3)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: January 20, 2004

FROM: George M. Burgess
County Manager

SUBJECT: Expansion of Cantonment
Area at Homestead Air
Reserve Base

A handwritten signature in dark ink, appearing to read "Burgess", is written over the printed name of George M. Burgess.

RECOMMENDATION

It is recommended that the Board of County Commissioners encourage the Federal government to relocate additional missions to the Homestead Air Reserve Base.

BACKGROUND

As we have reported in the past, Miami-Dade County, acting as the Local Redevelopment Agency, is finalizing negotiations with the Air Force Real Property Agency (AFRPA) for the transfer of approximately 595 acres of surplus property located adjacent to the former Homestead Air Force Base. Negotiations also include the transfer of existing infrastructure and the connection of the Homestead Air Reserve Base (HARB) to the public water system. The basis of the negotiations is the Homestead Reuse Plan and Economic Development Conveyance Application that was approved by the Board and submitted to the Air Force in December, 2001. As you may recall, our approved plan contemplates development to occur in two phases. Phase 1 incorporates those parcels (parcels 3, 4, 5 and 7) that have been remediated of any environmental contamination and, due to their location, hold the greatest potential for redevelopment. The plan further provides for a seven-year redevelopment time frame for this phase. Phase 2 provides for the development of Parcel 11 with industrial/institutional uses.

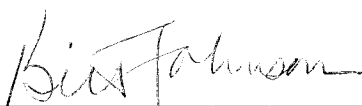
POTENTIAL EXPANSION OF CANTONMENT AREA

Subsequent to the commencement of negotiations with the Federal government, a portion of Parcel 11 has been evaluated as a feasible location for Homeland Security purposes including a Regional Homeland Security Center. The Air Force Reserve Command has requested that a portion of Parcel 11 be retained by the Air Force to house Special

Operations Command South (SOCSOUTH). The Coast Guard is also evaluating a portion of Parcel 11 for the location of a new Maritime Safety and Security Team that would bring 100 new active duty and reservists to the area and could benefit from infrastructure provided at HARB.

Due to the compatibility of these uses with Homeland Security, I recommend that the Air Force Reserve Command expand the cantonment area of HARB to incorporate that area of Parcel 11 that is bound by Bikini Boulevard and the airfield up to the area occupied by the Florida Army National Guard and the Air National Guard (see attached map). This reservation increases the amount of land to be retained for Federal purposes by approximately 124 acres. As noted on the map, the acreage that is being recommended for retention by the Air Force is that portion of Parcel 11 that is immediately adjacent to the airfield apron. As has been reported to the Board in previous reports, due to the location and the environmental condition of the site, development of this parcel will be very limited due to height restrictions as well as water and soil restrictions and deed restrictions resulting from the level of environmental remediation that was performed on the site. Furthermore, in order to avoid encroachments in the form of incompatible adjoining land uses, the most appropriate use for the site are governmental/institutional uses such as those that the Federal government would locate on site.

Finally, the reservation of this property for the Air Force is consistent with the governmental/institutional use designation of the site and the compatibility of Homeland Security and military uses. The remaining balance of approximately 471 acres will be transferred to Miami-Dade County for use consistent with the approved reuse plan. The County's use of Parcel 11 may include but not be limited to a new Fire Station, Homeland Security and other fire and law enforcement training facilities and general government facilities for Public Works and the County's General Services Administration.



Bill Johnson
Assistant County Manager

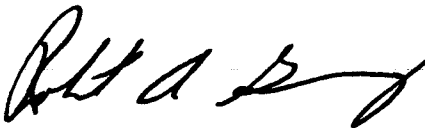


MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: January 20, 2004

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 11(A)(3)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 11 (A) (3)

1-20-04

RESOLUTION NO. _____

RESOLUTION ENCOURAGING THE AIR FORCE RESERVE
COMMAND TO INCREASE THE CANTONMENT
BOUNDARY AT THE HOMESTEAD AIR RESERVE BASE TO
ACCOMMODATE STRATEGIC OPERATIONS COMMAND
SOUTH (SOC SOUTH) AND OTHER MISSIONS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board encourages the Air Force Reserve Command to expand the cantonment area for the Homestead Air Reserve Base to accommodate SOC SOUTH and other missions.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson

Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro

Betty T. Ferguson

Joe A. Martinez

Dennis C. Moss

Natacha Seijas

Sen. Javier D. Souto

Jose "Pepe" Diaz

Sally A. Heyman

Jimmy L. Morales

Dorrian D. Rolle

Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

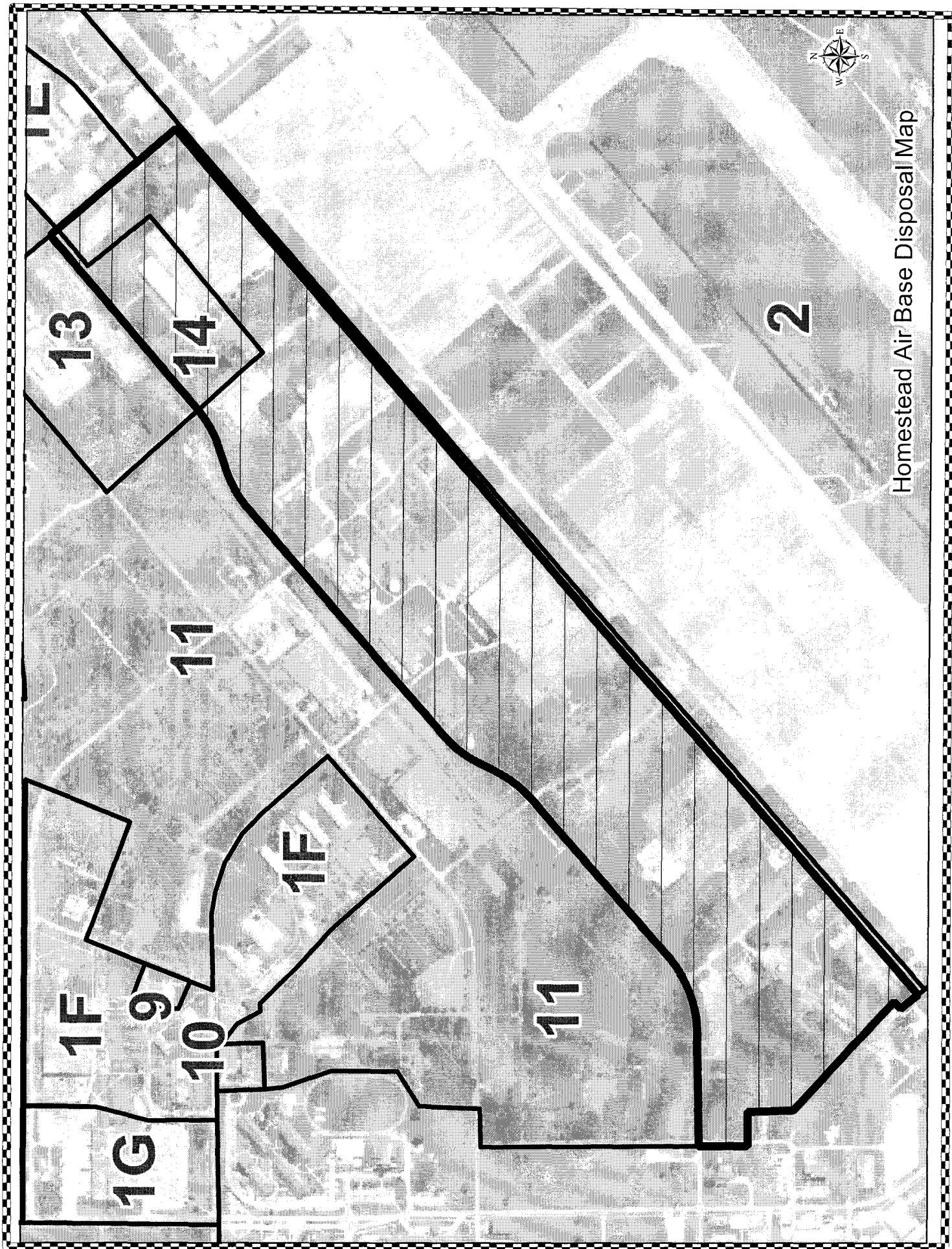
By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Richard B. Rosenthal





Homestead Air Base Disposal Map